

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-I-25-RZ **Related File Number:**
Application Filed: 4/28/2025 **Date of Revision:**
Applicant: PRIYANKA PATEL

PROPERTY INFORMATION

General Location: North side of Asheville Hwy, east of Cedar Ridge Rd
Other Parcel Info.:
Tax ID Number: 62 21101 OTHER: (PARTIAL) **Jurisdiction:** County
Size of Tract: 0.32 acres
Accessibility: Access is via Asheville Highway, a state-owned, 4-lane, median-divided major arterial within a 150-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: East County **Plan Designation:** CMU (Corridor Mixed-use)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This section of Asheville Highway features office, commercial, and industrial uses interspersed with single family residential development in subdivisions and large lots and undeveloped forested tracts. Carter Elementary, Middle, and High Schools are in the vicinity, and Carter Park is nearby to the east.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 8535 ASHEVILLE HWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests:
Extension of Zone: Yes, it is an extension.
History of Zoning: In 2021 a request to rezone the parcel from A (Agricultural) to OB (Office, Medical, and Related Services) was approved by the Planning Commission but denied by the County Commission (4-L-25-RZ). In 2024 the parcel was rezoned from A to OB (10-F-24-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the CA (General Business) zone because it is a minor extension that is consistent with surrounding development and the Comprehensive Plan.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The subject property abuts on two sides another parcel by the same owner that has the requested CA (General Business) zone, making this rezoning a minor extension from the southwest. A building on the CA-zoned parcel at 8529 Asheville Highway was demolished in 2020, leaving the property cleared and vacant. An expansion of CA zoning would enable redevelopment potential at this location.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The intent of the CA zone is to provide for general retail businesses and services that exclude the manufacturing or processing of materials.
2. The CA zone here is compatible with surrounding development, which includes office and service-oriented commercial uses as well as a contractor storage yard.

PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. There are no adverse impacts anticipated to occur with this modest expansion of the CA zone along the Asheville Highway corridor. The uses permitted in the CA zone align with surrounding development.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The CMU (Corridor Mixed Use) place type for this property in the Knox County Comprehensive Plan permits consideration of the CA zone as a partially related district. The rezoning of this property meets the review criteria for a partially related zone by being compatible with the current zoning of adjacent sites.

2. The requested CA zone aligns with the Comprehensive Plan's Implementation Policy 3, to encourage infill and redevelopment of underutilized commercial land. This rezoning would expand CA zoning from the adjoining property under the same ownership and could ease redevelopment of that vacant parcel.

3. This property is within the boundaries of the East County Community Plan, which identifies this area as a "Rural Crossroads." "Rural Crossroads" are defined as development areas designed to create centers of community activity with housing, shopping opportunities, service businesses, and other activities. This description aligns with the uses and intent of the CA zone.

4. The rezoning is consistent with the property's location in the Planned Growth Area of the Growth Policy Plan.

Action:

Approved

Meeting Date: 6/12/2025

Details of Action:

Summary of Action: Approve the CA (General Business) zone because it is a minor extension that is consistent with surrounding development and the Comprehensive Plan.

Date of Approval: 6/12/2025 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Commission	Date of Legislative Action, Second Reading:
Date of Legislative Action:	7/21/2025	Other Ordinance Number References:
Ordinance Number:		Disposition of Case, Second Reading:
Disposition of Case:		If "Other":
If "Other":		Amendments:
Amendments:		Effective Date of Ordinance:
Date of Legislative Appeal:		